Property owners should expect to receive their annual appraisal notice from the Wyandotte County Appraiser’s Office, which were mailed March 15, 2022.

This is not a tax bill. Tax bills are issued by the Treasurer’s Office in November.

According to Kansas law, your property is to be appraised at “fair market value” as it existed on January 1.

This notice contains basic property information, the current and previous estimates of appraised value, the classification breakdown, and how to appeal.

Any owner who disagrees with the current appraised value and/or classification of their property has the statutory right to appeal with the Wyandotte County Appraiser’s Office.

The deadline to file an appeal is April 14, 2022.

Additional information, appeal guidelines, and other forms are available on the Appraiser’s Office website at www.wycokck.org/appraiser.

What is Fair Market Value?

State of Kansas definition: “Fair market value means the amount in terms of money that a well informed buyer is justified in paying and a well informed seller is justified in accepting for property in an open and competitive market, assuming that the parties are acting without undue compulsion.”

Information and Assistance

If you need assistance in obtaining information regarding your property value, please contact the Appraiser’s Office at (913) 573-8400 or by visiting the office at 8200 State Avenue, Kansas City, KS 66112. The public entrance is on the west side of the building on the first level.

Property owners may access and research any Wyandotte County property online by visiting the County’s website at www.wycokck.org/appraiser. Scroll down to the bottom and click on the “Property Search” link where you can search by State ID (KUPN), address or Clerk ID.